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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H1)**

DRAFT VARIATION TO CHANGE OF LAND USE FROM PUBLIC OPEN SPACE (PARK, PLAY GROUND) TO COMMERCIAL USE IN SY.NO.71, 83/A, 85, 86 AND 87/A, TO AN EXTENT OF 2609.58 SQ.MTS., NEAR STADIUM, SATTENPALLI ROAD OF NARASARAOPETA MUNICIPALITY

[Memo.No.38715/H1/2016, Municipal Administration & Urban Development (H1) Department, 28th November, 2016]

NOTIFICATION

The following draft variation to the Narasaraopet General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.402, MA., dated:23.08.2013 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site in R.S No.71,83/A, 84/A, 85, 86 & 87/A to an extent of 2609.58 Sq.Mts. of Narasaraopet town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public Open Space use in the General Town Planning Scheme (Master Plan) of Narasaraopet sanctioned in G.O.Ms.No.489, MA Dt:07.08.1993 is now proposed to be designated for Commercial use by variation of change of land use basing on the Council Resolution No.341, dated:31.03.2015 as marked as "A to F" in the revised part proposed land use map bearing G.T.P. Map No.03/2016/R available in the Narasaraopet Municipal Office, **subject to the following conditions that;**

1. The applicant shall handover the site affected to an extent of 107.42 Sq.Mts under road widening to Narasaraopet Municipality through Registered Gift deed at free of cost.
2. The applicant shall furnish revised Council Resolution from the Narasaraopet Municipal Council regarding the CLU from Public open space use to Commercial use before issue of confirmation orders.
3. The Commissioner, Narasaraopet Municipality shall furnish remarks regarding the feasibility of the proposed CLU from Public open space use to Commercial use as per the Guidelines issued by the Government vide Memo No.31738/H1/2011-2, dt:08.05.2012
4. The applicant shall pay necessary conversion / development charges to the Narasaraopet Municipality as per G.O.Ms.No.158 MA, Dt:22.03.1996.
5. The applicant shall take prior approval from the Competent Authority before commencing any work.
6. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. The left over area proposed in the master plan is to be converted to future urbanisable land use and water body / buffer zone as per the ground position.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 4.57 M road to be widened to 9.0 M and site of P.Venkata Krishna Murthy
East	:	Existing 125'-0 wide road.
South	:	Site belongs to Sri P.Lakshmi Narasaiah.
West	:	Kodela Stadium, Site belongs to Sri P.V Krishna Murthy.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT